

2023

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Type:	29 - Office - C		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	120
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	25 - Conc. Panel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade: A- - Very Good (-	
Year Blt:	2012
Alt LUC:	
Jurisdic	G14
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	AVG		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		4.5%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	1.13068783
Const Adj.:	1.72038913
Adj \$ / SQ:	233.427
Other Features:	18236
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1165831
Depreciation:	52462
Depreciated Total:	1113368

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc:											# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:		2	HB					

REMODELING

		Exterior:	
		Interior:	
5%		Additions:	
		Kitchen:	
		Baths:	
		Plumbing:	
		Electric:	
		Heating:	
5%		General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	375.82	
Special Features:	0	Val/Su Net:	368.19	
Final Total:	1113400	Val/Su SzAd	368.19	

SKETCH

Diagram illustrating a rectangular area with dimensions and a label:

- Top edge: 20 (left segment), 51 (right segment)
- Right edge: 20 (top segment), 23 (bottom segment)
- Bottom edge: 51 (left segment), 20 (right segment)
- Left edge: 23 (top segment), 20 (bottom segment)
- Center label: FFL (3024)
- Sum Area By Label : FFL = 3024

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,024	233.430	705,883	
Net Sketched Area:		3,024	Total:	705,883	
Size Ad	3024	Gross Area	3024	FinArea	3024

SUB AREA DETAIL

[illegible]

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
30 -50		MILL ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	US REIF BRIGHAM SQUARE			
Owner 2:	MASSACHUSETTS LLC			
Owner 3:				
Street 1:	1270 SOLDIERS FIELD RD			
Street 2:				
Twn/City:	BOSTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02135		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 3.868 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Office - C Building built about 2012, having primarily Conc. Panel Exterior and 3024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	1,113,400			1,113,400
Total Card	0.000	1,113,400			1,113,400
Total Parcel	3.868	41,869,600	35,900	8,584,000	50,489,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		368.19	/Parcel: 320.94

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
6/29/2012	Meas/Inspect	JBS	JOHN S

Sign: VERIFICATION OF VISIT NOT DATA / /

Legal Description	User Acct
	35893
	GIS Ref
	GIS Ref
Entered Lot Size	Insp Date
Total Land:	10/02/18
Land Unit Type:	!4315!
052.0-0002-0001.A	PRINT
Notes	Date
	Date
	Time
	12/30/21
	00:21:42
	LAST REV
	Date
	Time
	05/14/19
	15:09:5
	apro
PAT ACCT.	4315



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	35893
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

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Type: 29 - Office - C				
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	120	
Foundation:	1 - Concrete			
Frame:	2 - Steel			
Prime Wall:	25 - Conc. Panel			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	11 - Membrane			
Color:				
View / Desir:				

GENERAL INFORMATION

Grade:	A- - Very Good (-	
Year Blt:	2012	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic	G14	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	AVG		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.5%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	1.13068783
Const Adj.:	1.72038913
Adj \$ / SQ:	233.427
Other Features:	18236
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1165831
Depreciation:	52462
Depreciated Total:	1113368

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid				Desc:								# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals					RM:		BR:		Baths:	2		HB	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	375.82	
Special Features:	0	Val/Su Net:	368.19	
Final Total:	1113400	Val/Su SzAd	368.19	

SKETCH

Sum Area By Label :
FFL = 3024

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,024	233.430	705,88	
Net Sketched Area:		3,024	Total:	705,88	
Size Ad	3024	Gross Area	3024	FinArea	3024

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
83						
83						
24						

IMAGE

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GENERAL INFORMATION			
Grade:	B - Good		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G16	Fact:	
Const Mod:			
Lump Sum Adj:			

Avg Ht/FL:	9		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	116		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	116		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

SPEC FEATURES/YARD ITEMS

More: N	Total Yard Items:	35,900	Total Special Features:	28,600	Total:	64,500
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Full Bath	179	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 116	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	5.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	5.6%

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.41870224
Adj \$ / SQ:	190.674
Other Features:	2117422
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	43143620
Depreciation:	2416043
Depreciated Total:	40727577

	6
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1st Res Grid	Desc: Studios										# Units	18
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 42		BRs: 18		Baths: 17		HB					

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
18		1	1	M
35		4	1	1
66		4	2	M
Totals				
119		422	185	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	253.60	
Special Features:	28600	Val/Su Net:	203.63	
Final Total:	40756200	Val/Su SzAd	264.15	

	Serial #		Year:		Color:	
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PARCEL ID 052.0-0002-0001.A

Pr Value	JCodJFact	Juris. Value
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Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	41,536	190.670	7,919,819	
GAR	Garage	41,536	21.370	887,453	
SFL	Second Floor	41,536	190.670	7,919,819	
TFL	Third Floor	41,536	190.670	7,919,819	
UFL	Upper Floor	29,685	190.670	5,660,146	
PAT	Patio	4,324	3.320	14,333	
Net Sketched Area:		200,153	Total:	30,321,399	
Size Ad	154293	Gross Area	200153	FinArea	154293

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
5						
9						
9						
6						
5						
3						
3						

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GENERAL INFORMATION			
Grade:	B - Good		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G16	Fact:	
Const Mod:			
Lump Sum Adj:			

Avg Ht/FL:	9		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	116		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	116		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

SPEC FEATURES/YARD ITEMS

More: N	Total Yard Items:	35,900	Total Special Features:	28,600	Total:	64,500
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Full Bath	179	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 116	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	5.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	5.6%

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.41870224
Adj \$ / SQ:	190.674
Other Features:	2117422
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	43143620
Depreciation:	2416043
Depreciated Total:	40727577

		8
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1st Res Grid		Desc: Studios										# Units: 18	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 42		BRs: 18		Baths: 17		HB						

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
18		1	1	M
35		4	1	1
66		4	2	M
Totals				
119		422	185	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	253.60	
Special Features:	28600	Val/Su Net:	203.63	
Final Total:	40756200	Val/Su SzAd	264.15	

	Serial #		Year:		Color:	
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Figure 1 shows a schematic diagram of a 2D hexagonal lattice structure. The lattice is composed of several interconnected hexagonal cells. The top row consists of three cells. The middle row has two cells, with the left one being larger and containing a vertical stack of labels: TFL, SFL, FFL, GAR. The bottom row has two cells, with the right one being larger and containing a vertical stack of labels: UFL, TFL, SFL, FFL, GAR. The lattice is bounded by a top and bottom edge, and the sides are open. Various numerical values are placed at the vertices and along the edges of the lattice.

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	41,536	190.670	7,919,819	
GAR	Garage	41,536	21.370	887,453	
SFL	Second Floor	41,536	190.670	7,919,819	
TFL	Third Floor	41,536	190.670	7,919,819	
UFL	Upper Floor	29,685	190.670	5,660,146	
PAT	Patio	4,324	3.320	14,338	
Net Sketched Area:		200,153	Total:	30,321,393	
Size Ad	154293	Gross Area	200153	FinArea	154293

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
5						
9						
9						
6						
5						
3						
3						

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